



City of Seattle Preliminary Assessment Report

December 28, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form and also on your pre-application site visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for SIP Design Guidance and 90% completed SIP acceptance (see SDOT CAM 2200, 2201, 2211, 2212, 2213, and 2214).

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about this report or PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: A preliminary assessment is being conducted on all land use projects as well as new free-standing buildings (new construction). If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see CAM 2200, 2206, 2209, 2211, 2213, and 2214).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary			
AP/Project No.	6236078	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	12/21/09
Category	SINGLE FAMILY / DUPLEX	PASV Done Under	
DPD Review Type	FULL	Permit Remarks	
Address	4149 Beach Dr SW		
Location			
Zoning		Applicant	ROBERT DLUGOSH 8012 CALIFORNIA AV SW SEATTLE WA 98136 (206) 937-4617
King County APN	1563100269		
Permit Status	Initial Information Collected		
Description of Work	Demolish SFR & constr. SFR	Applicant Email	robertdlugosh@comcast.net
		Linked AP/Project Nos.	
SDOT Project No			

For detail zoning information, click the on the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

PASV Report

Contact: Roger E Moore, (206) 733-9039, Roger.Moore@seattle.gov

The site plan did not include the following existing or proposed elements:

1) Site contours at 2'-0 intervals. 2) Existing retaining wall/rockeries.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Liquefaction

Flood prone

Shoreline habitat

Earth Disturbance

Project excavation or fill may require shoring, adjacent property owner's consent, or slopes steeper than 1h:1v. Include detailed cross-sections.

Show all retaining walls/rockeries: Include existing retaining walls and rockeries. Also, include a cross-section of existing seawall. Indicate the exposed height of each.

Existing ROW Conditions

BEACH DR SW

Street conditions:

Asphalt paving

Visible pavement width is: Two lanes w/ parking @ ea side

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 1.75 inches

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

Indicate location of evergreen tree locate adjacent to the northeast corner of the site.

Construction Erosion Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control Technical Requirements Manual (DR 16-2009, Volume 2). The Stormwater Control Best Management Practices (BMPs) noted below can be found on the Construction Stormwater Control (CSC)/Post Construction Soil Amendment Plan or in the Construction Stormwater Control Technical Requirements Manual. Both are available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with tarps, matting compost blankets or other approved equal to control construction stormwater runoff.

A temporary erosion and sedimentation control (TESC) First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Inspectors Notes

Include earthwork calculations with submittal. Indicate total cut quantity and total fill/bacjfill quantity,

Standard Submittal Requirements for Projects in an ECA

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Site is mapped as liquefaction prone. Geotechnical report and/or structural calculations are required to address liquefaction potential and, if needed, mitigation (see SMC 25.09.100)

Site is located within the 100-year flood hazard area. Refer to SMC 25.09.120 and SMC 25.06 for details. The lowest floor elevation of any structure located in a flood-prone area shall be no less than 2 feet above the 100-year flood elevation. New development or substantial improvement of an existing structure (greater than 50% of the assessed value) will require a FEMA Elevation Certificate

(<http://www.fema.gov/business/nfip/elvinst.shtm>) be filed with DPD prior to final occupancy. For projects adjacent to Puget Sound (Puget Sound floodprone area), the minimum base flood elevation (BFE) 10 feet - National Geodetic Vertical Datum. The first floor elevation must be 2 feet above this elevation.

Show 100-foot shoreline habitat buffer. All residences must be 25-feet or more from the ordinary high water mark (OHWM). See SMC 25.09.200

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Street/Alley Requirements

BEACH DR SW

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the west side of Beach Dr SW.

Other Requirements

- Please contact the Electrical Service Representative for your area well in advance to coordinate electrical details with demolition and temporary power for construction. The Electrical Service Representative should also be notified several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electrical Service Representative is: Kathy Penman, 206-386-4276, kathy.penman@seattle.gov

DPD Drainage Requirements

Contact: Kevin Donnelly, (206) 684-5051, Kevin.Donnelly@seattle.gov

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

Existing Public Drainage Infrastructure

Sanitary sewer main location: Beach Dr SW

Sanitary sewer main size: 8-inch

Storm drainage main location: Beach Dr SW

Storm drainage main size: 12-inch

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Direct to receiving water.

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

All single-family residential projects shall implement green stormwater infrastructure (GSI) to the maximum extent feasible per SMC 22.805.030. Refer to CAMs 530-537 - Green Stormwater Infrastructure on Private Property. Refer to Director's Rule 19-2009 - Green Stormwater Infrastructure - Requirements for All Projects. Submit a Standard Drainage Control Plan for Single Family Projects that includes a GSI Calculator per DR 19-2009.

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Direct to receiving water.

DPD Land Use Code Requirements

Contact: Branin Burdette, (206) 615-1331, branin.burdette@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

BEACH DR SW

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Based on the preliminary scope, the project may qualify for a specific exemption under the City's Shoreline Master Program. Application and decision on the exemption must be made before submission of an application.

Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See CAM 327 for more details.

Other Requirements

Based on the preliminary application materials, DPD recommends that the applicant visit the Applicant Services Center to receive coaching on the proposed project.

SDOT Requirements

Contact: Elizabeth Sheldon, (206) 684-7945, elizabeth.sheldon@seattle.gov

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SPU Requirements

Contact: Jennyfer Jacobsen, (206) 684-8766, JacobsJS@seattle.gov

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 501. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

Roadway projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.802.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to DR Parcel-MEF and DR Vol.3.

Stormwater Treatment

No requirements

Water Availability

Contact: K Younge, (206) 684-5975, Karen.Younge@Seattle.Gov

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20090641

Water Availability Certificate status: Approved with No Changes

Prepared by: Karen Younge

Existing Water System Information

Proximity of nearest fire hydrant is: 200 feet SE of property. Meets standards.

Water Main:

Size: 12 inches

Material: Cast Iron

Class: C

- Standard

- Abutting

Water Main is available to serve in: Beach Drive SW

Distance of main to SW margin of street is 42 feet.

Public ROW width is 60 feet.

Water Service(s):

Size: 3/4"

Material: Copper

Solid Waste

Your project is fronted by a major arterial. An alternate location for pickup of your solid waste is required. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177

7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.